

STORE PLANNED FOR FOURTEENTH STREET

Property Sold This Week to
Be Remodeled at Cost
of \$5,000.

TRUST SETTLEMENT PREVENTS AUCTION

New York Avenue Corner Is
Disposed of for
\$15,600.

Mrs. Harriet C. Coates and W. Wilberforce Thomas are the purchasers of the three-story building at 1119 Fourteenth street, which was sold this week by Mrs. Sarah E. Posey, through the offices of the James J. Lampton Company, and Walter A. Brown. The building will be entirely remodeled at a cost of \$5,000 and made into a store room on the first floor 22 by 128 feet, the rest of the lot, offices on the second floor and apartments on the third.

Two other pieces of Fourteenth street realty were sold this week. The two-story frame building at 813 Fourteenth street, was sold to William A. Hill and Franklin T. Sanner for about \$34,000. Plans for a three or five-story building are now being drawn for the improvement of this property. The main floor of the new building will be occupied by the real estate offices of Moore & Hill.

For Store Purposes.

The other sale was of the property at 1610 Fourteenth street, which was purchased by Rignold W. Beall, vice president of Moore & Hill, and which is to be remodeled for store purposes.

What was expected to be an interesting auction sale of downtown Fourteenth street realty was prevented by the settlement of the trust on the property at 909 Fourteenth, between F and G streets. The sale was to have been held on Wednesday, and probably would have thrown some light upon values in this section. The property adjoins the corner which holds the record for value.

New York Avenue Corner Sold.

Percy Russell paid \$15,600 to Madison Whipple, or \$15 a square foot, for the old three-story and basement building at 903 New York avenue northwest, which is practically a corner property. There is a small reservation between this lot and the Ninth street line. The sale was made through the office of Stone & Fairfax.

Another Piece of Property in That Section

was bought by Charles W. King, Jr. The old three-story dwelling at 393 New York avenue was sold to him by Max Kohner. A Columbia Heights property went into the deal in exchange.

Largest Deal of Week.

The largest deal of the week was the sale of the Manor House apartment house for \$150,000 to Clarence F. Norment. The Manor House is located at the corner of Monroe street and Holmead avenue, and is one of the largest apartments on the hill. Its income annually is \$12,000.

In addition to this sale, which was made by the Manor House company, and to other important sales which this firm announced in The Times yesterday, they report several others today. The sales of eleven new buildings at the corner of Warder and Kenyon streets northwest for Crismond & Adams for a total of \$20,000, a tract of land at Bethesda, Md., was sold for \$18,000. The dwelling at 210 Eleventh street northwest was sold for \$1,000, and that at 1326 Fourth street northwest was sold to A. Loftus for \$3,000, and that at 1310 Fourth street northwest was sold to Mrs. Ratcliff for \$2,000.

Auction Sales Reported For the Present Week

Several auction sales of realty are reported this week by Thomas J. Owen & Sons. Mrs. Annie E. Bell bought a lot, 11x100 feet, at 1916 Seventh street northwest for \$6,000.

P. H. Allen bid in the two-story frame dwelling at 2106 Eleventh street northwest on a lot 17x50 feet for \$1,250, and Joseph Ottobene bought a similar property, 20 by 54 feet, at 2121 Eleventh street for \$1,000.

Charles M. Jones bought the three-story dwelling at 2125 G street northwest for \$3,800. The lot is 21 by 73 feet. Edward Curry was the successful bidder, at \$2,100, for the part of the lot at 167 D street northwest. The lot is 20 by 108 feet.

The largest auction sale of realty in many months was that of the Colton residence at 167 Connecticut avenue, which was sold this week for \$51,900. This sale was made by A. A. Wechsler.

Buy on H Street to Build Modern Stores

Two old H street dwellings, 1512 and 1514, have been sold to John F. and Robert Wilkins at \$25 a square foot, and will give way to modern store buildings. Horace H. Westcott represented the Wilkins estate, which owned the property at 1512, and William H. Hagner conducted the negotiations for the sale of the adjoining property. About \$160,000 was involved in the two sales. The property has a frontage of fifty-five feet and a depth of 111 feet.

Both properties are old four-story residences, recently a day when this was the fashionable section of the city. They are the last in the block to be transformed into business structures. Contract for their remodeling will be let at once.

Society Girls to Sell Washington Buttons

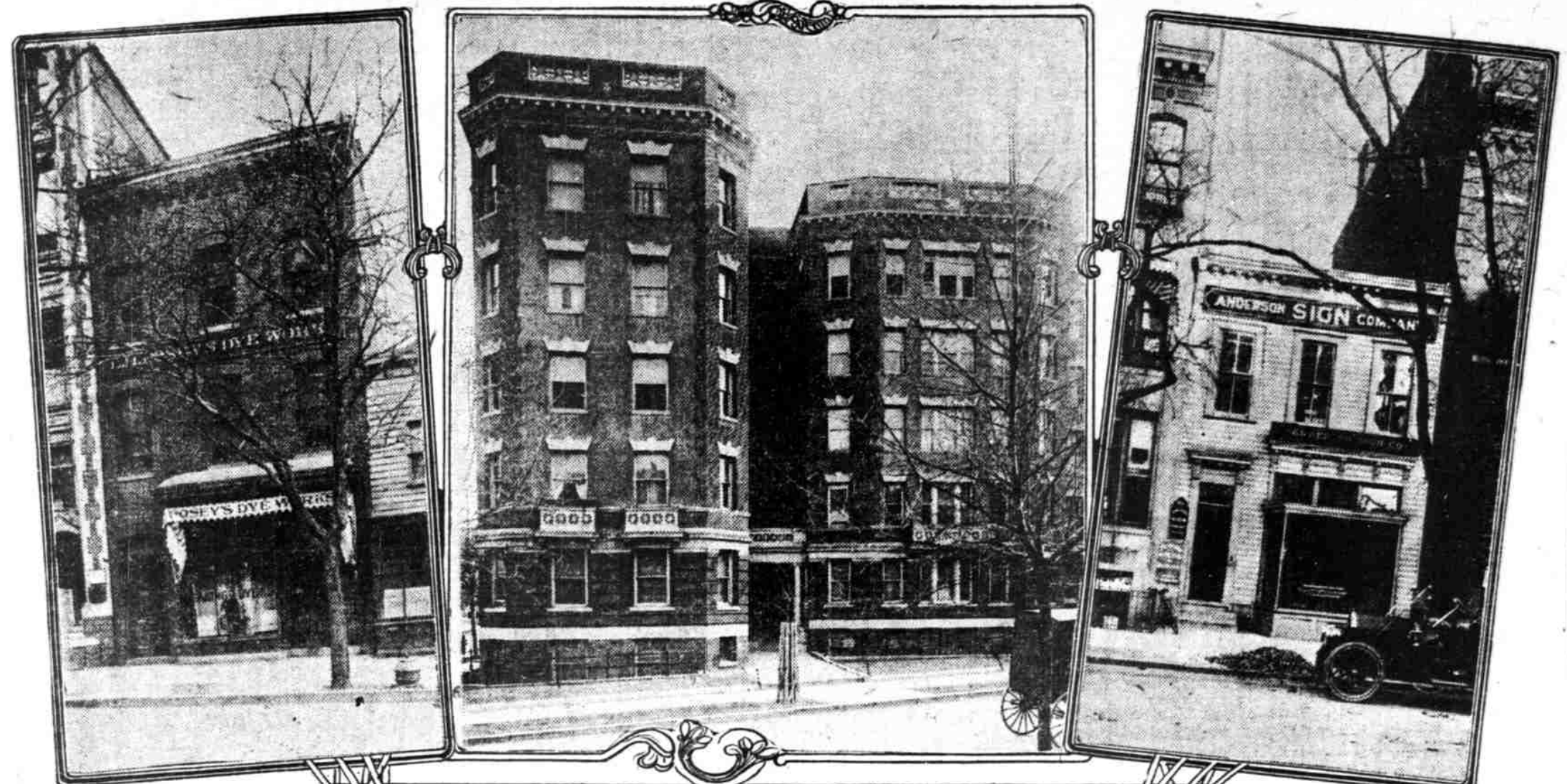
To raise funds for the George Washington memorial fund, thousands of small buttons, bearing the picture of the first President, will be sold in Washington by young women members of smart social circles.

For each button \$1 will be asked by the young saleswomen. Mrs. Minnick, president of the Memorial Association, will have charge of the sales campaign, for which supplies have been ordered by Granville M. Hunt, chairman of the conventions committee of the Chamber of Commerce.

Columbian and Needham Debaters Meet Tonight

The second inter-society debate for the year of 1910-1911 between the Columbian and Needham Debating Societies of the George Washington University will be held this evening at 8 o'clock, in the main hall of the law department in the Masonic temple. The question to be discussed is the adoption of the initiative and referendum as a part of the legislative system of our several States. A music program will be given before and after the debate.

Properties Which Were Sold to Real Estate Purchasers This Week Representing Investments of \$250,000



Building at 1119 Fourteenth Street,
Purchased for Remodeling.

REALTY MARKET BUSY IN FEBRUARY

Investments for the Month
Reach the Total of
\$5,000,000.

Investments during February, 1911, in the purchase of and loans on real estate in the District of Columbia reached a total of nearly \$5,000,000. This sum exceeds by \$1,500,000 the investments in January and establishes a new record for a winter month in local realty operations.

A review of investments for 1910, the banner year in real estate activity, shows only two months in which the figures exceeded the total reached last month. These were May and June, in the height of the wonderful spring business of last year. Not only in the matter of the amount of money invested did the past month excel, but the volume of business done also is worthy of note. In the twenty-three working days—four Sundays and a legal holiday being deducted—the brokers closed 685 transactions involving 2,257 lots. This makes a daily average of 20 transactions and nearly 100 lots.

Slight Falling Off.

A slight falling off in the volume of business was noticeable in the past week. While 173 transactions were closed, they were not of the same magnitude as had marked the operations of the preceding weeks. Only 247 lots changed owners in the past six days. Of these, suburban lots easily have the lead, showing a total of 95 sold. In the near-urban district 33 lots were transferred.

Within the city proper, 62 lots were sold in the northwest, 32 in the northeast, 23 in the southeast, and but 2 in the southwest. The veil of secrecy which shrouded the purchase of the Elsbeman property at Seventh and E streets northwest was lifted yesterday. Joseph I. Weller, who has held the property under a secret trust for several weeks, conveyed it to Albert Carry, president of the National Capital Brewing Company. The consideration of the purchase was \$70,000, and the property is said to be rented at a figure that nets 7 per cent on the investment.

Decrease in Money Market.

A slight decrease in the money market is noticeable this week. The total of loans for the past six days reached \$566,936.25. As security for the repayment of this sum, 241 lots were pledged.

The average interest rate fell one point this week, showing 5.4 per cent as compared with 5.5 per cent, which has been the prevailing rate so far this year. An increase in the 5 per cent loans was noted this week and a corresponding decrease in the demand for 4 per cent on the amounts borrowed. This indicates a disposition toward an easier money market.

The bulk of the loans were made to persons already owning the property pledged. Such loans reached this week a total of \$111,888.69. Deferred purchase money notes were given to an aggregate of \$102,417.54, while the building associations advanced to members \$86,224.

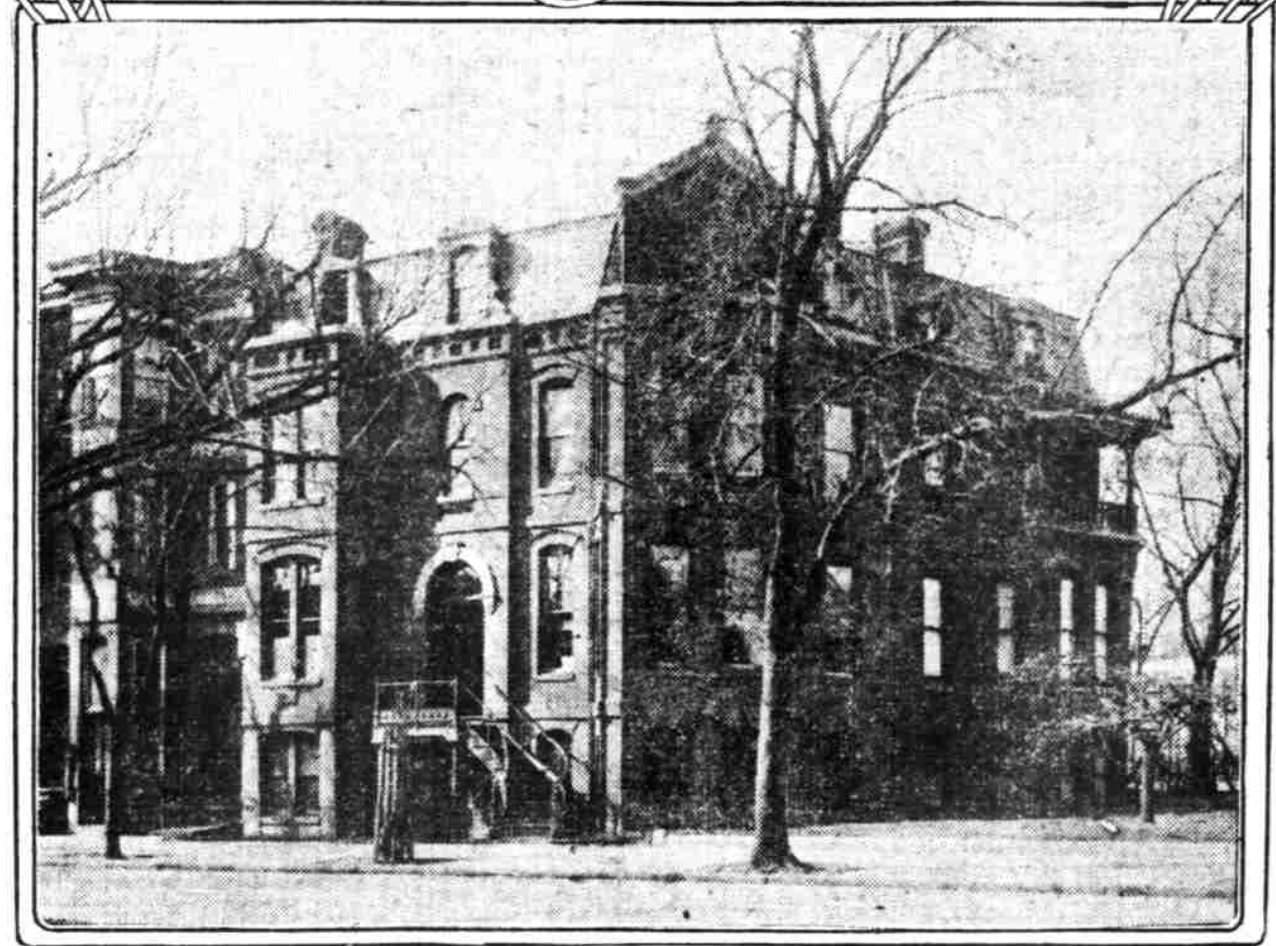
County property was pledged for the largest total of loans this week. Owners of property outside the city limits borrowed \$210,311.25, while in the northwest the loans reached \$204,400. In the other sections the record shows: Northeast, \$73,600; southeast, \$15,086; and southwest, \$5,300.

Park Road Residence Disposed of for \$4,500

Charles J. Walker has sold to Frank R. Holt the new six-room dwelling at 231 Park road northwest for \$4,500. The sale was made through the office of Phillips & Sager. Several other sales were reported during the week.

Exhibition of Doors.

George M. Barker has just installed in the exhibition hall of the Washington Builders' Exchange an exhibit of ten hardwood veneered doors, which is attracting the attention of local builders. The doors are arranged on pivots.



Top Picture—The Manor House Apartment Which Was Bought by Clarence F. Norment for \$150,000.
Lower Picture—Old Building at 903 New York Avenue, Which Percy Russell Bought for \$15,600.

Week's Realty Transfers in the District

Northwest.
D street northwest, between Sixth and Seventh streets—Albert Carry, trustee, to Wilberforce Thomas, Charles C. Anna, Minnie, Joseph C. and Albert Carry, and Mary Didden, part original lot 4, square 48, 510.
27 O street northwest—Kate Kensington et al. to Annie C. Turner, square 63, 510.
Rhode island avenue northwest—Darwin E. Like et al. to Titus E. Like, lot 6, square 106, 510.
M street northwest, between Twenty-third and Twenty-fourth streets—James S. Frazer et al. to Frank W. Adams, lot 33, square 59, 510.
Massachusetts avenue northwest, between Ninth and Tenth streets—James S. Frazer et al. to Peter S. Chasman, part original lot 6, square 270, 510.
208 Hillary place northwest—Byrd P. G. Wood et al. to Edward R. Greer, lot 101, square 31, 510.
125 Tenth street northwest—Alice C. Harp et al. to Joseph E. to Henry E. to Joseph Kraft, lot 24, square 340, 510.
61 Fourteenth street northwest—Andrew R. McCreery et al. to Franklin T. Sanner and William A. Hill, part lot 12, square 250, 510.
Eleventh and E streets northwest—Emma S. Smith et al. to Henry C. Espey, trustee, for Perpetual Building Association, part original lots 1 and 2, square 231, 510.
160 Thirtieth street northwest—Eugene F. Dougherty et al. to John A. Sullivan, lot 30, square 128, 510.
Eleventh and E streets northwest—Henry Dougherty et al. to Edward M. Williams, Jr., part original lot 6, square 304, 510.
104 Fourteenth street northwest—Robert F. Fred A. Kinzel, trustee, to James A. Buchanan, lots 24 and 25, square 47, 510.
Eleventh and I streets northwest—Louis P. Shoemaker et al. trustees, to Ammon Behrend, two-thirds interest in part lots 1 and 2, square 402, 510.
Twenty-seventh and L streets northwest—Thomas M. Carroll to Catherine W. Godey, half interest in part lots 7 to 10, square 4, 510.
4 and 6 Hanover place northwest—William B. Upman et al. to Daniel and Bridget Dooly, lots 128 and 129, square 61, 510.
Thirtieth and K streets northwest—Louis S. Weightman et al. to Matilda E. Agnew, parts of squares 1183 and 1178, 510.
121 T street northwest—Robert M. Morrison to Louis A. Proctor, lot F, square 274, 510.
1119 Fourteenth street northwest—Robert H. Featherstone to Harriet C. Coates and W. Wilberforce Thomas, part original lot 10, square 247, 510.
36 M street northwest—Matilda M. Barker to Frances J. Leary, lot 18, square 524, 510.
Indiana avenue northwest, between Second and Third streets—Howard B. Heinicke et al. to George R. Heinicke, half interest in lot 2, square 572, 510.
Wisconsin avenue extended—International Realty and Development Company to Andrew W. Carrio, lots 46 and 47, square 1201, 510.
1518 T street northwest—Bertha C. Abernathy to George A. Street, lot 67, square 191, 510.
1129 Tenth street northwest—Edward J. Hannan et al. to James W. Henkel, part lot 27, square 338, 510.
221 Massachusetts avenue northwest—Mary A. Murray et al. to Jeremiah and Mary M. Broderick, lot 7, square south of 561, 510.
1409 Twenty-first street northwest—Thomas M. Carroll to Catherine W. Godey, lot 9, square 26, 510.
1119 Fourteenth street northwest—Sarah E. Posey to Robert H. Featherstone, part original lot 10, square 247, 510.
1610 Fourteenth street northwest—Thomas Hyde et al. to Reinald W. Beall, lot 107, square 338, 510.
1827 Seventh street northwest—Mary R. Hilliard to Frances R. Hilliard, lot 18, square 44, 510.
U street northwest, between Sixteenth and Seventeenth streets—Albert M. Schneider et al. to T. Franklin Schneider, part lot 23, square 175, 510.
930 New York avenue northwest—Max Kohner et al. to Charles W. King, Jr., lot 20, square 22, 510.
1809 Nineteenth street northwest—Georgia M. Robinson to Harriet D. Yates, lot 56, square 11, 510.
Tenth and M streets northwest—Kate Kirby to Nettie L. Cockrell, part lot 56, square 241, and lot 12, square 241, 510.
M street northwest, between Ninth and Tenth streets—Same to same, parts original lot 11, square 309, 510.
L street northwest, between Sixth and Seventh streets—Same to same, part original lot 12, square 65, 510.
O streets—Julia H. G. Kernan to Kate I. Scott, lot 22, square 211, 510.
1415 Twenty-first street northwest—Helen May Anderson et al. to Carl C. to Henry F. Wood, lot 107, square 68, 510.
1229 New Hampshire avenue northwest—George F. Collins et al., trustees, to Charles E. Tribby, part lots 37 and 38, square 156, 510.
Twenty-seventh street northwest, near Olive street—Peter J. McIntyre et al. to James Malachuk, south half of lot 29, in Holmes's Addition to Georgetown, 510.
1519 and 1521 M street northwest—E. Olivia Johnson to Edmund H. Pegg, part lots 3, D, and E, square 186, 510.
222 Eighth street northwest—Charles C. Gover et al. to Aaron J. Gaskins, lot 14, square 408, 510.
Fifteenth and Q streets northwest—Manima Hillon to Josephine B. Bruce, part lots 21 and 22, square 238, 510.
Tenth street and Rhode island avenue northwest—Christina Zereta to Emma V. Morgan, lot 19, square 327, 510.
Seventh and E streets northwest—Joseph L. Weller et al. to Albert Carry, part original lots 14 and 15, square 457, 510.
Twenty-fourth street northwest, between N and O streets—Joseph M. Carmody to Eugene B. and Susan N. Deday, lot 27, square 55, 510.
Horatio N. Taplin et al., trustees, to Joseph M. Carmody, lot 27, square 55, 510.
Northeast.
525 Eighth street northeast—William F. Roche to Ella V. Roche, lot 39, square 82, 510.
Upman et al. to Daniel and Bridget Dooly, lots 128 and 129, square 61, 510.
G street northeast, between North Capitol and First streets—Mary O'Connell to Robert A. Dove, part lot 21, square 67, 510.
655 P street northeast—John H. Cook et al. to John Ford, lot 20, square 86, 510.
Ninth street northeast, between F and G streets—Marie R. Riordan, et al. to J. Allen, et al. to Martin L. Gottwald, lot 142, square 911, 510.
H street northeast, between Sixth and Seventh streets—Herman R. Howenstein et al. to Otto and Emma T. Hammerbacher, lot 48, square 837, 510.
517 Eighth street northeast—Herman R.



Sunny Monday laundry soap contains marvelous dirt-starting qualities not found in any other soap. It makes the dirt fly before it, and saves time, rubbing clothes and backs. Sunny Monday can be used in any kind of water—hard, soft, cold, luke-warm, hot or boiling—and the results are always the same.

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Munyon's Rheumatism Remedy relieves pains in the legs, arms, back, stiff or swollen joints. Contains no morphine, opium, cocaine or drugs toadden the pain. It neutralizes the acid and drives out all rheumatic poisons from the system. Write Prof. Munyon, 5310 Jefferson St., Philadelphia, Pa., for medical advice, absolutely free.

PETWORTH LAND IS BOUGHT FOR HOUSES

Row of Two-Story Dwellings
Will Be Erected on
Property.

Charles A. Peters has purchased six lots at the northeast corner of Eighth and Taylor streets, Petworth, for 30 cents a square foot, and will build a row of two-story, six-room dwellings on the property. There are about 15,000 square feet of ground. He has also purchased 6,000 square feet of ground at the southwest corner of Shepherd street and Kansas avenue, Petworth, for 25 cents a foot, for the purpose of erecting similar houses. Both sales were made by the H. F. Mander Company. Mr. Peters has just started the construction of a row of fifteen houses at the northwest corner of Kansas avenue and Webster street, Petworth, on a plot containing 25,000 square feet of ground.

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\$1 CURE TO TRY FREE



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Good for \$1 Package of Dr. Van Vleck's Complete 3-Fold Treatment to be sent free on approval, as explained above, to

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Mail this coupon today to Dr. Van Vleck Co., 679 Main Street, Jackson, Mich. Return post will bring the \$1 Package on trial.

Special Exhibit of "MAX ROYAL" DOORS At Washington Builders' Exchange, 1317 H

BUILDING operators, contractors who may not be familiar with R. McMillen Co. Doors and prospective home builders will find the Geo. M. Barker exhibit at the BUILDERS' EXCHANGE, 1317 H st. N. W., of special interest. It consists of ten MAX ROYAL Doors (made by the McMillen Co., Oshkosh, Wis.). These doors are of various hardwoods, perfectly constructed, finished and veneered and are hung on pivots to swing like leaves of a book to admit of careful inspection.

McMillen Doors cost but little more than white pine or other soft wood doors. Take advantage of this opportunity to compare them.

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